

# PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the property herein described for Nursery School, Day Camp and in the Alternative, Day Care Center.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney for Petitioner: S. Eric DiNenna  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address 406 W. Pennsylvania Avenue  
City and State Towson, MD 21204  
Attorney's Telephone No.: 296-6820

Legal Owner(s): Catherine A. Johnston  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address 2300 Carroll Mill Road  
City and State Phoenix, MD 21131  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted:  
S. Eric DiNenna  
Address 406 W. Pennsylvania Avenue  
City and State Towson, MD 21204  
Phone No. 296-6820

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of December, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 12th day of February, 1985, at 1:30 o'clock.

Carl Johnston  
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
N/S of Carroll Mill Rd., 4,680'  
SW of Stockton Rd. (2300 Carroll Mill Rd.), 10th District  
OF BALTIMORE COUNTY  
CATHERINE A. JOHNSTON, Petitioner Case No. 85-226-X

## ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman  
People's Counsel for Baltimore County

Peter Max Zimmerman  
Deputy People's Counsel  
Rm. 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 30th day of January, 1985, a copy of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, 406 W. Pennsylvania Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman

85-226-X

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 18th day of December, 1984.

Arnold Jablon  
Zoning Commissioner

Petitioner Catherine A. Johnston Received by Nicholas B. Commodari  
Attorney S. Eric DiNenna, Esquire Chairman, Zoning Plans Advisory Committee

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 4, 1985

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

Chairman  
Nicholas B. Commodari

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Protection  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

S. Eric DiNenna, Esquire  
406 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Item No. 166 - Case No. 85-226-X  
Petitioner - Catherine A. Johnston  
Special Exception Petition

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari  
NICHOLAS B. COMMODARI  
Chairman  
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Paul Lee Engineering, Inc.  
304 West Pennsylvania Avenue  
Towson, Maryland 21204

BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

January 25, 1985

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #166 (1984-1985)  
Property Owner: Catherine A. Johnston  
S/S Carroll Mill Rd. 4680' S/W from Centerline Stockton Rd.  
Acres: 32.44  
District: 10th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### Highways:

Carroll Mill Road, an existing public road, is proposed to be further improved in the future on a 60-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

### Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated.

A tributary to Carroll Branch traverses this property. Therefore, a 100-year flood plain, plus 1 foot of freeboard, will be required prior to building permit approval.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #166 (1984-1985)  
Property Owner: Catherine A. Johnston  
Page 2  
January 25, 1985

### Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property, which is beyond the Baltimore County Metropolitan District and the Comprehensive Metropolitan Facilities Planning Area, as amended.

Very truly yours,

James A. Waskieleski  
JAMES A. WASKIELESKI, Chief  
Bureau of Public Services

JAM:EM:FWR:BB

EE-SW Key Sheet  
87 & 88 NE 3 & 4 Pos. Sheets  
NE 22 A Topo  
-5 Tax Map

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-2100  
NORMAN E. GENTLER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 12/18/84  
Item # 166  
Property Owner: Catherine A. Johnston  
Location: S/S Carroll Mill Rd.  
SW of Stockton Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- ( ) A County Review Group meeting is required.
- ( ) A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plat must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on \_\_\_\_\_.
- ( ) Landscaping: Must comply with Baltimore County Landscape Manual.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is \_\_\_\_\_.
- ( ) The property is located in a traffic area controlled by a top level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ( ) Additional comments: \_\_\_\_\_

cc: James Hoswell

Eugene A. Rober  
Chief, Current Planning and Development

BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550  
STEPHEN E. COLLINS  
DIRECTOR

January 21, 1985

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 157, 158, 159, 160, 161, 162, 163, 164, 165, 166 & 167  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Access:  
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 157, 158, 159, 160, 161, 162, 163, 164, 165, 166 & 167.

Michael S. Flanagan  
Michael S. Flanagan  
Traffic Engineering Assoc. III

MSF/cam

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

DATE 12/18/84  
BALTIMORE COUNTY DEPARTMENT OF HEALTH  
Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204  
Zoning Item # 166, Zoning Advisory Committee Meeting of Dec. 18, 1984  
Property Owner: Catherine A. Johnston  
Location: S/S Carroll Mill Road District 10  
Water Supply private Sewage Disposal private  
COMMENTS ARE AS FOLLOWS:  
( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.  
( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.  
( ) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.  
( ) A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.  
( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.  
( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.  
( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health, phone 494-3727.  
( ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

212 85-226-7

Zoning Item # 166 Zoning Advisory Committee Meeting of Dec. 18, 1984  
Page 2  
( ) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.  
( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.  
( ) Soil percolation tests (have been must be) conducted. The results are valid until \_\_\_\_\_. Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.  
( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.  
( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.  
( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.  
( ) If submission of plans to the County Review Group is required, a Hydro-geological Study and an Environmental Effects Report must be submitted.  
( ) Others: Petitioner should contact this office at 494-3763 regarding requirements for developing property with a well and septic system. Complete detailed information will be needed regarding water usage at this facility prior to approval of a building permit.

Jan J. Forrest, Director  
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1283 (2) R

BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2586  
494-4500  
PAUL H. REINCKE  
CHIEF  
December 18, 1984  
Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

Attention: Nick Commodari, Chairman  
Zoning Plans Advisory Committee

RE: Property Owner: Catherine A. Johnston

Location: S/S Carroll Mill Road 4680' S/W from c/i Stockton Road

Item No.: 166 Zoning Agenda: Meeting of 12/18/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

(X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/s/ Roadway shall be 16 ft. in width and support 50,000# fire apparatus and shall be posted with fire lane signs.

BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
494-3010

December 28, 1984

TED ZALESKI, JR.  
DIRECTOR  
Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 166 Zoning Advisory Committee Meeting are as follows:

Property Owner: Catherine A. Johnston  
Location: S/S Carroll Mill Road 4680' S/W from c/i Stockton Road  
Existing Zoning: R-C-2  
Proposed Zoning: Special Exception for Day Care Center (nursery school, kindergarden & day camp)

Acres: 32.44  
District: 10th.

The items checked below are applicable:

(A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.

(B) A building/ & other / permit shall be required before beginning construction.

C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.

(D) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section 1107 and Table 1106, also Section 503.2.

F. Requested variance appears to conflict with the Baltimore County Building Code, Section/4

(G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

(H) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

SPECIAL NOTE: (I) Comments - Under the Building Code a day care center is an A-1 Use permitting care of more than 5 children over 24 years of age fully ambulatory for less than 24 hours per day. A nursery is an I-2 Use Group for children under 24 years of age. Residential is an R-3 single family dwelling. Section 312.0 is applicable to mixed uses. See also Item "H" noted above. Mixed uses may require special fire separations. Floor loadings for an A-1 Use is 100 lb. live load.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,

[Signature]  
Charles E. Harbin, Chief  
Plans Review

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petition No. 85-226-X

This office is not opposed to the granting of the subject request. The proposal appears to be in conformance with the proposed legislation governing nursery schools that has been recommended to the County Council by the Planning Board.

[Signature]  
Norman E. Gerber, Director  
Office of Planning and Zoning

NEG/JGH/ef

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

June 21, 1985

S. Eric DiNenna, Esquire  
406 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petition For Special Exception  
for Day Care Center  
Catherine A. Johnston, Petitioner  
Case No. 85-226-X

Dear Mr. DiNenna:

I have this date passed the Amended Order in the above captioned matter in accordance with the attached.

Very truly yours,

[Signature]  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMH:bq

Attachments

cc: Mr. Michael J. Huntley  
2504 Carroll Mill Road  
Phoenix, Maryland 21131

Mr. Gary Ulrich  
2320 Carroll Mill Road  
Phoenix, Maryland 21131

People's Counsel

BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
494-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

June 19, 1985

S. Eric DiNenna, Esquire  
406 West Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petition Special Exception  
for Day Care Center  
N/S of Carroll Mill Rd., 4,680'  
SW of Stockton Road (2300 Carroll  
Mill Road) - 10th Election District  
Catherine A. Johnston, Petitioner  
Case No. 85-226-X

Dear Mr. DiNenna:

I have this date passed the second part of my Order in the above captioned matter in accordance with the attached.

Very truly yours,

[Signature]  
JEAN M. H. JUNG  
Deputy Zoning Commissioner

JMH:bq

Attachments

cc: Mr. Michael J. Huntley  
2504 Carroll Mill Road  
Phoenix, Maryland 21131

Mr. Gary Ulrich  
2320 Carroll Mill Road  
Phoenix, Maryland 21131

People's Counsel

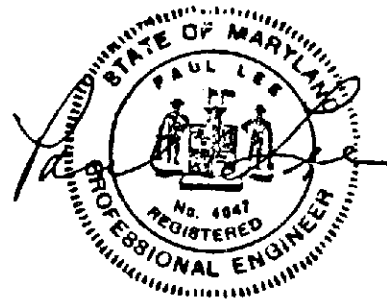


DESCRIPTION

2300 CARROLL MILL ROAD - 10TH ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point said point being located in or near the south side of Carroll Mill Road and approximately 4,680 feet <sup>Southward</sup> from the intersection of Stockton Road, thence binding along Carroll Mill Road (1) S 55°35'57" West 321.46 feet and (2) S 61°35'05" West 353.92 feet to a point on the north side of Carroll Mill Road thence leaving said Carroll Mill Road and running the ten following courses and distances:

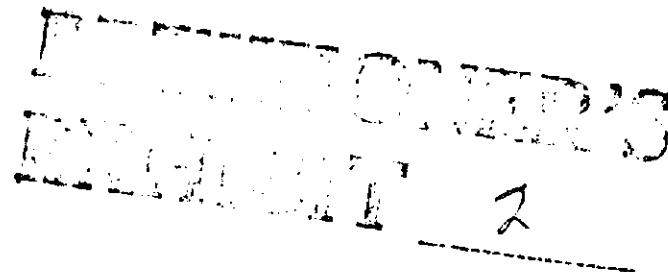
- (3) N 65°01'53" West 116.86 feet
  - (4) N 77°29'05" West 41.76 feet
  - (5) N 86°56'46" West 41.67 feet
  - (6) S 88°07'26" West 89.81 feet
  - (7) N 72°38'09" West 57.53 feet
  - (8) N 82°21'03" West 31.18 feet
  - (9) N 87°24'14" West 457.65 feet
  - (10) N 21°27'16" East 1402.60 feet
  - (11) S 67°17'44" East 1245.10 feet, and
  - (12) S 23°26'50" West 632.50 feet to the point of beginning.
- Containing 32.4 acres of land, more or less.



Engineers — Surveyors — Site Planners 10/24/84

TABLE OF CONTENTS

1. STAFF OF SCHOOL
2. PICTURES OF SCHOOL
3. SCHOOL CURRICULUM
4. SCHOOL PAYMENT PROGRAM
5. LIST OF PARENTS CONTACTED
6. CONFIDENTIAL LIST OF TEACHERS WAITING TO HEAR FROM MRS. JOHNSTON
7. LIST OF INTERESTED COMPANIES
8. LETTER FROM MARYLAND STATE DEPARTMENT OF EDUCATION
9. LETTER FROM BALTIMORE COUNTY DEPARTMENT OF HEALTH
10. LETTER FROM DOCTOR LEONARD
11. LETTERS OF ENDORSEMENT FROM THE BOY'S LATIN SCHOOL AND FROM THE ST. JAMES ACADEMY



CARROLL MILL COUNTRY SCHOOL

OWNER: CATHERINE A. JOHNSTON  
CONSULTANTS: VANCE DeGENOVA - TOWSON UNIVERSITY  
FLORENCE LEONARD - DR. TOWSON University  
TEACHER: TREENA HAMMOND - VILLA JULIE, TOWSON UNIVERSITY

CARROLL MILL COUNTRY DAILY CURRICULUM

8:30 - 8:45 **ARRIVALS**  
1. Greeting  
2. Socialization  
3. Breakfast  
4. Books  
5. Prayers  
8:45 - 9:00 **TRANSITION**  
1. Hygiene  
2. Clean up  
9:00 - 9:15 **FIRST GROUP**  
1. Welcoming  
2. Attendance  
3. Good morning song with instruments  
4. Weather  
5. Fingerprint  
6. Calendar  
7. Read and tell about Monday and Tuesday  
8. Story  
9:15 - 10:00 **ACADEMIC BLOCK - Reading and Math readiness**  
**I Basic Skills**  
1. Sharing  
2. Communication, vocabulary  
3. Beginning concepts of shape, color, and size  
4. General motor skills (fine and gross)  
Materials:  
plastic and cardboard blocks, rubber animals, puppets, bristle blocks, pull toys, 3 and 4 piece puzzles, records, climbing apparatus, finger paint  
**II Listening and Speaking**  
1. Follow directions  
2. Picture recognition  
3. Number, letter, shape, color recognition  
4. Fine motor skills, hand-eye coordination  
Materials:  
Cutting, pasting, 3 and 6 piece puzzles, coloring, classifying, tone blocks, relation-shapes, coloring, pops and pegboard, lotto, beads, collage, parquetry blocks, clay

III Readiness

1. Visual discrimination of pictures, position, color, size, shape, letters, and numbers
2. Visual and auditory memory
3. Auditory discrimination of sounds, words, consonants, and rhyming words
4. Listening comprehension
5. Letter names
6. One to one correspondence
7. Comparisons and order
8. Number words and concepts
9. Fine motor skills

Materials:

Look, Listen, and Learn - Harcourt, Brace, Jovanich  
Sound, Sense and Symbol - Harcourt, Brace, Jovanich  
Growth in Mathematics - also, alphabet practice cards, ABC lotto, ABC bingo, Number Bingo, card games, sequencing cards, cut and paste, monthly calendars, sewing cards, Mighty Mind

IV Reading and Advanced Skills

1. Visual discrimination of words
2. Visual discrimination of sentences
3. Identifying words using context and knowledge of letters
4. Understanding and relating phonics
5. Substituting initial consonants
6. Beginning vocabulary
7. Recognizing punctuation
8. Making inferences
9. Creating story endings

Materials:

Sum-Up Harcourt, Brace, Jovanich - also, games, lotto games, key word vocabulary boxes, language experience stories, picture books, vowel and consonant cards

10. Familiarity with rods
11. Transition from concrete to pictorial
12. Transition from pictorial to abstract
13. Inequalities
14. Addition and subtraction
15. Linear and money measurement
16. Fraction readiness

Materials:

Cuisenaire Rods, geoboards, number games, Growth in Mathematics blue

10:00 - 10:10 **TRANSITION AND SNACK**

1. Hygiene
2. Manners
3. Nutrition

10:30 - 11:00 **OUTDOOR PLAY**

1. Climbing
2. Sand
3. Freeplay
4. Bikes
5. Circle games
6. Obstacle courses
7. Relays
8. Wheelbarrows
9. Racks
10. Wagons

11:00 - 11:15 **MUSIC**

1. Songs
2. Action verses
3. Movement
4. Records
5. Instruments

11:15 - 12:00 **INTERDISCIPLINARY BLOCK - RELATED ARTS**

1. Story
2. Description of activity
3. Unit related planned activity offering cooking, painting, clay, cut and paste, collage, drawing
4. Free choice of classroom activity areas: housekeeping and dramatic play, small blocks, large hollow blocks, manipulatives and table toys

12:00 - 1:00 **CLEAN UP, EVALUATION, LUNCH** (Bathroom before and after)

1:00 - 3:00 **NAP**

2:30 - 3:00 **SCIENCE/SOCIAL STUDIES**

Instill a sense of community, family, the world and other cultures. Awareness and appreciation of the outdoors, the environment, and the ecology through walks, observation, and discoveries

3:00 - 3:30 **TRANSITION/SNACK**  
3:30 - 4:30 **OUTDOOR FREE PLAY**  
4:30 **STORYTELLING**  
4:30 - 6:00 **FREE PLAY/DEPARTURES**

PAYMENT PROGRAM

\$25 Registration Fee  
\$200 to accompany school contract  
12 Month Comprehensive Program \$3380.00

First semester tuition due September 5th

Second semester tuition due January 5th

HOLIDAYS:

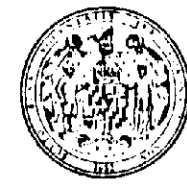
CHRISTMAS DAY  
NEW YEAR'S DAY  
THANKSGIVING DAY  
INDEPENDENCE DAY  
LABOR DAY

PARENTS	CHILD	AREA
M/M W. Field	2 1/2	Hunt Valley
M/M A. C. Quick	2 1/2	Hunt Valley
M/M H. White	2	Hunt Valley
M/M K. Carpenter	2 1/2	Hunt Valley
M/M M. Pinkey	2 1/2	Hunt Valley
M/M S. Dawson	3	Parkville
M/M R. Fakhracadi	2 1/2	Cockeysville
M/M R. Whitefield	2	Reisterstown
M/M A. Davis	2 1/2	Reisterstown
M/M H. Morgan	2	Hunt Valley
M/M D. Wescott	3	Hunt Valley
M/M R. Mier	2	Hunt Valley
M/M R. Lyon, Jr.	3	Cockeysville
M/M T. Damianmos	3	Hunt Valley
M/M R. DeKozowski	3	Hunt Valley
M/M T. Atkins	4	Hunt Valley
M/M T. Thacker	3 1/2	Hunt Valley
Dr. /M Brinky	3	Hunt Valley
M/M A. Stanley	3	Hunt Valley
M/M S. Rubins	2 1/2	Hunt Valley
M/M S. Currey	3	Hunt Valley
M/M S. Keedy	2	Hunt Valley
M/M C. Magruder	2 1/2	Cockeysville
M/M P. Carberry	3	Downtown
M/M R. Coppage	3	Cockeysville
M/M R. Hafner	3	Hunt Valley
M/M Obrigkeit	4	Perry Hall
M/M Pillsberry	2 1/2	Cockeysville
M/M J. Patterson	3	Hunt Valley
M/M K. Weiss	3 1/2	Hunt Valley
M/M R. Schmidt	3	Cockeysville
M/M R. Gill	4	Sparks
M/M R. Thomas	3 1/2	Phoenix

# LIST OF COMPANIES

Hunt Valley Industrial Park

McCormick & Company	Carol Norhoff
AAI CORPORATION	Adam Fein
WESTINGHOUSE CORPORATION	Kathy Simonini
NOXELL CORPORATION	Mike Tilrio
P H & H	Berry Felder
C & P TELEPHONE COMPANY	Phil Hutch
DATA SYSTEMS	Berry White
EMC CORPORATION	Ken Armstrong
DIECRAFT CORPORATION	Mike Hourihon
E A ENGINEERING	Karen Hudson
SEARS	Jim Thornton
BAMBERGERS	Elain Movronatis



DAVID W. HORNBECK  
SPECIAL EDUCATION TTY 459-2666  
VOC-REHABILITATION TTY 459-2222  
FOR DEAF ONLY

## MARYLAND STATE DEPARTMENT OF EDUCATION 200 WEST BALTIMORE STREET BALTIMORE, MARYLAND 21201-2595 (301) 459-2162

January 10, 1985

Mr. Vance DeGenova  
Assistant Director  
The Bryn Mawr School Little School  
109 Melrose Avenue  
Baltimore, MD 21210

Dear Mr. DeGenova:

It was a pleasure to talk to you on January 8, 1985 about a nursery school - kindergarten which Mrs. Catherine Johnston plans to operate. I understand you are serving as educational consultant to Mrs. Johnston in this matter.

As we agreed, we will meet and confer on February 19, 1985 at 1:00 in our offices here at the Maryland State Department of Education. Dr. Spain, Chief of the Nonpublic School Accreditation Branch, will join us to help determine whether the program Mrs. Johnston plans to provide will in fact be subject to the jurisdiction of the Maryland State Department of Education.

My understanding based upon our telephone conversation, is that the program Mrs. Johnston plans to provide will be similar in structure to Bryn Mawr Little School. Mr. Dale Swecker, the accreditation specialist who works with Bryn Mawr Little School, has apprised me of the nature of the school in terms of its licensing and accreditation. I might point out that the Maryland State Department of Education approved the Bryn Mawr Little School because it is an integral part of The Bryn Mawr School.

I will appreciate your bringing to our meeting any written material Mrs. Johnston may have developed in accordance with COMAR 13A.09.09. A copy of the regulations is enclosed for your convenience.

We look forward to meeting you and Mrs. Johnston.

Very truly yours,

*Jeanette M. Sorrentino*  
(Mrs.) Jeanette M. Sorrentino  
Specialist in Accreditation  
Nonpublic School Accreditation Branch

jsd:fb

"AFFIRMING EQUAL OPPORTY"

"PRINCIPLE AND PRACTICE"

## ST. JAMES ACADEMY

I BELIEVE THAT THE QUALITY AND CALIBER

OF MRS. JOHNSTON'S PROPOSED SCHOOL, ACCREDITED BY THE BOARD OF EDUCATION, WILL ENRICH AND ENHANCE THE FIELD OF EARLY CHILDHOOD EDUCATION. IT WILL ALSO PROVIDE AN EXCELLENT FEEDER FROM WHICH OTHER SCHOOLS WILL BENEFIT.

SINCERELY,

*Carl E. Ortman*  
St. James' Academy

*The enthusiasm which Mrs. Johnston is showing should certainly carry over into her school development.*

## THE BOY'S LATIN SCHOOL

I BELIEVE THAT THE QUALITY AND CALIBER

OF MRS. JOHNSTON'S SCHOOL, ACCREDITED BY THE BOARD OF EDUCATION, WILL ENRICH AND ENHANCE THE FIELD OF EARLY CHILDHOOD EDUCATION. IT WILL ALSO PROVIDE AN EXCELLENT FEEDER FROM WHICH OTHER SCHOOLS WILL BENEFIT.

SINCERELY,

*Susan B. Johnson*  
HEADMISTRESS - LOWER SCHOOL

Postmarked 2/12/85

85-226-V

*Barbara Bentley 2504 Carroll Mill Rd.  
Mary Nixon 2408 Carroll Mill Rd.  
Josette Dondai 2227 Carroll Mill Rd.*

To Whom It May Concern:

Mrs. Catherine Johnson of Carroll County School has met me in connection with my writing curriculum for the school. I am happy to do this. My area of expertise is in teaching and writing curricula ages 1-8. I teach curriculum courses and have previously written preschool and infant/toddler curricula.

In addition, I have agreed to evaluate the school twice annually.

Sincerely,

*Florence Jones Leonard*  
Florence Jones Leonard, Ph.D.  
ECED Department  
Towson State University



BALTIMORE COUNTY  
DEPARTMENT OF HEALTH  
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.  
DEPUTY STATE & COUNTY HEALTH OFFICER

February 6, 1985

Mrs. Catherine Johnston  
2300 Carroll Mill Road  
Phoenix, Maryland 21131

Dear Mrs. Johnston:

Per our telephone conversation of February 4, 1985, I am enclosing an application for a Baltimore County Day Nursery license. Please note that you must submit a drawing or blueprint of your building and premises that incorporates the changes you plan to make in the facility. You may apply for a capacity of 60 children with the understanding that this number may be adjusted by the Day Care office based on the results of the application investigation. You may also use Carroll County Day School as the trade name on your application since you are in the process of applying for non-public school accreditation from the Maryland State Department of Education.

The process involved in obtaining County approval to operate a day nursery is as follows. First, approval must be granted by the Zoning Department and by environmental health, building, fire and plumbing inspectors. You will also need to apply for a Maryland State Department of Health and Mental Hygiene group day care center license for those hours of operation not included in your accreditation from M.S.D.E. This application will be investigated by staff from this office. When all the Baltimore County agencies and the Maryland State Department of Education have given their approval, the Carroll Country Day School will be issued a license to operate.

Planning assistance from this office is available to you during all phases of this process. Please feel free to call us at 494-3727.

Sincerely,

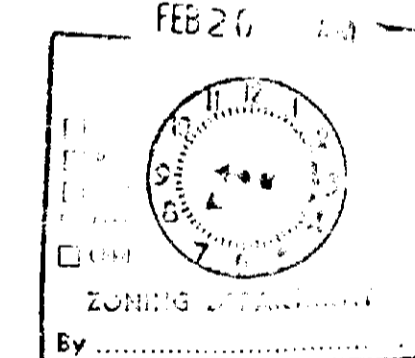
*Catherine Drayton*  
Catherine Drayton  
Child Day Care Coordinator

CD/jt

Encl.

**PETITIONER'S  
EXHIBIT 3**

**PETITIONER'S  
EXHIBIT 4**



February 19, 1985

Mrs. Jean Jung  
Deputy Zoning Commissioner  
Zoning Office  
111 W. Chesapeake Ave.  
Towson, MD 21204

RE: Case # 85-226-X  
Mrs. Johnston's request for an exception to zoning at 2300 Carroll Mill Rd., Phoenix, MD 21131

Dear Mrs. Jung,

I am writing this letter in order to clear a matter in the Johnston request case. In the course of our conversation at St. James', Mrs. Johnston assured me that she has no intention to form a kindergarten but appeal instead to the age group 2-5. My letter of recommendation was therefore, based on her assurance and my understanding that we would not be in direct competition.

Following the hearing, I was approached by several participants who stated that they clearly heard Mrs. Johnston say that a kindergarten was, in fact, a very definite part of her plan. I then called Mrs. Johnston the following day and directly asked her if a kindergarten was in her plan and she, once again, assured me it wasn't.

The decision as to whether Mrs. Johnston is given proper zoning is one which you must make but if my endorsement is any part of that decision, then withdraw my support. There is apparently some measure of deceit in this situation which is not a ballgame which I wish to have my name a part of.

I am a staunch supporter of any educational expansion which might support the efforts of St. James' Academy in this area but considering the unclear explanations of intent and potential difficulties for the adjacent land owners mentioned in our discussion, I can no longer support Mrs. Johnston's plans.

Please forgive me if my endorsement created any problems for the board, but my intentions were honorable.

Sincerely,

*Carl E. Ortman*  
Carl E. Ortman, Headmaster

January 14, 1985

S. Eric DiMenna, Esquire  
406 W. Pennsylvania Avenue  
Towson, MD 21204

## NOTICE OF HEARING

RE: Petition for Special Exception  
N/S of Carroll Mill Rd., 4680' SW  
of Stockton Road (2300 Carroll Mill Rd.)  
Catherine A. Johnston - Petitioner  
Case No. 85-226-X

TIME: 1:30 P.M.

DATE: Tuesday, February 12, 1985

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE-REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 003101

Commissioner  
& County

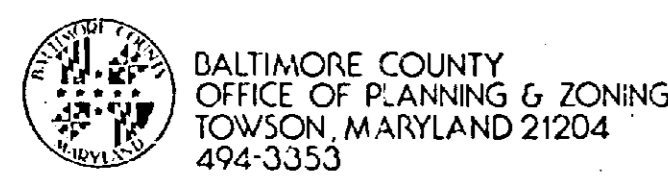
DATE: ACCOUNT:

AMOUNT: \$

RECEIVED FROM:

FOR:

VALIDATION OR SIGNATURE OF CASHIER



ARNOLD JABLON  
ZONING COMMISSIONER

February 4, 1985

S. Eric DiNenna, Esquire  
405 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception  
N/S of Carroll Mill Rd., 4680' SW  
of Stockton Road (2300 Carroll Mill Rd.)  
Catherine A. Johnston - Petitioner  
Case No. 85-226-X

Dear Mr. DiNenna:

This is to advise you that \$19.50 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 005313

erely,

DATE: 1/23/85 ACCOUNT: 100-1016-100

AMOUNT: \$19.50

RECEIVED FROM: Carroll Mill Rd. Pay Co.

FOR: Advertising and Posting Case No. 85-226-X

Catherine A. Johnston

VALIDATION OR SIGNATURE OF CASHIER

JOHN JABLON  
Zoning Commissioner

### CERTIFICATE OF PUBLICATION

TOWSON, MD. January 24, 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on January 24, 1985.

THE JEFFERSONIAN.

*Blumenthal*  
Publisher

Cost of Advertising

\$18.00

#### PETITION FOR SPECIAL EXCEPTION

100 Section District

LOCATION: North side of Carroll Mill Road, 4680' SW of Stockton Road (2300 Carroll Mill Rd.)

DATE AND TIME: Tuesday, February 12, 1985 at 1:30 PM

PUBLIC HEARING: Room 113, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commission of Baltimore County, by authority of the Board of Commissioners of Baltimore County, will hold a public hearing on the above petition.

Being the property of Catherine A. Johnston as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the time of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing as above.

BY ORDER OF

ARNOLD JABLON

Zoning Commissioner of Baltimore County

Jan. 4, 1985

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

85-226-X  
11/25 A.M.

District: 107th

Date of Posting: 1/25/85

Posted for: Special Exception - Public Hearing

Petitioner: Catherine A. Johnston

Location of property: N/S Carroll Mill Rd., 4680' SW of Stockton Rd., 2300 Carroll Mill Rd., 21131

Location of Signs: Along Carroll Mill Rd., across St. from road way to corner of Carroll Mill Rd. and Stockton Rd., on property of petitioner

Remarks:

Posted by: *Arnold Jablon*

Date of return: 1/26/85

Number of Signs: 4

Signature

### CERTIFICATE OF PUBLICATION

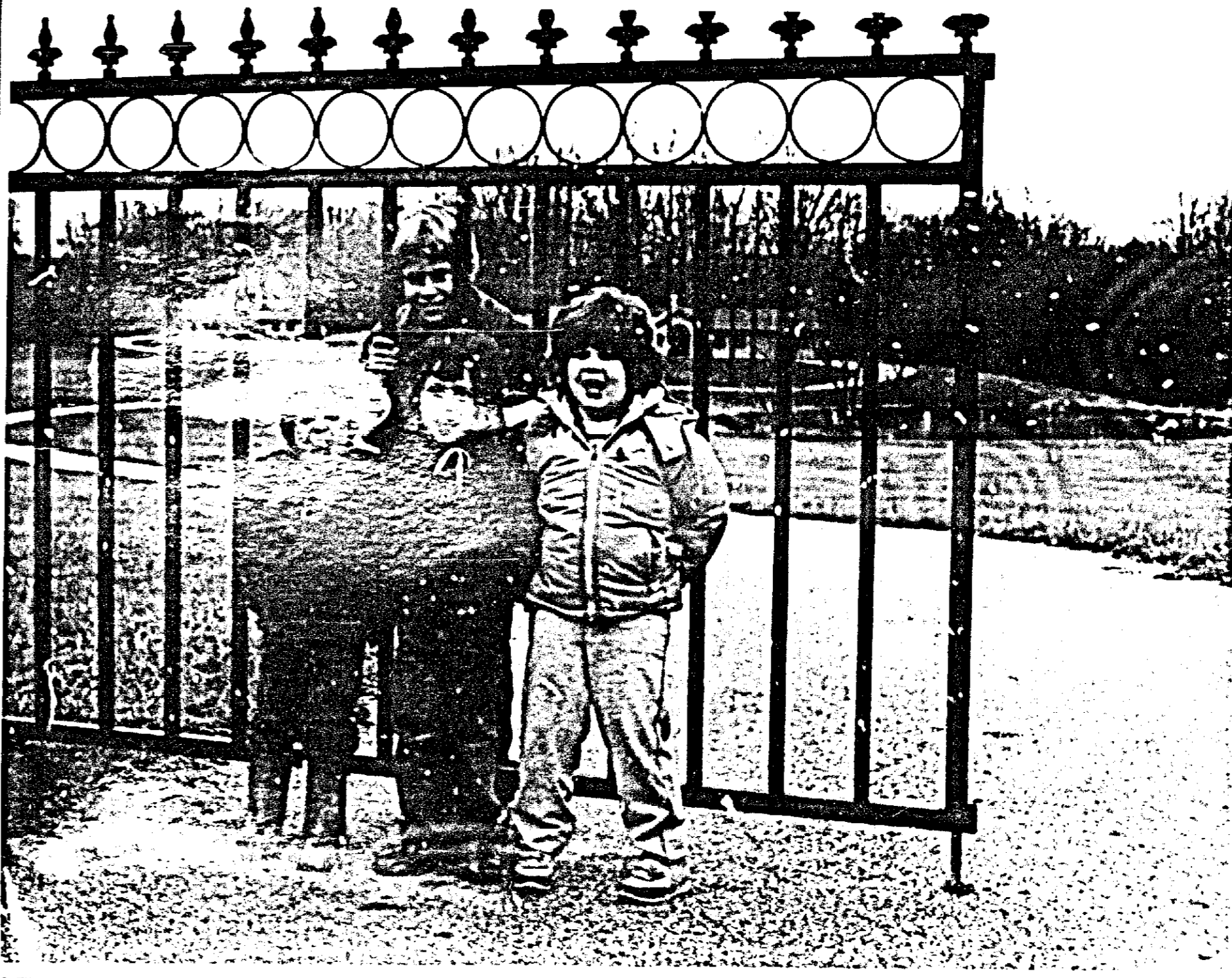
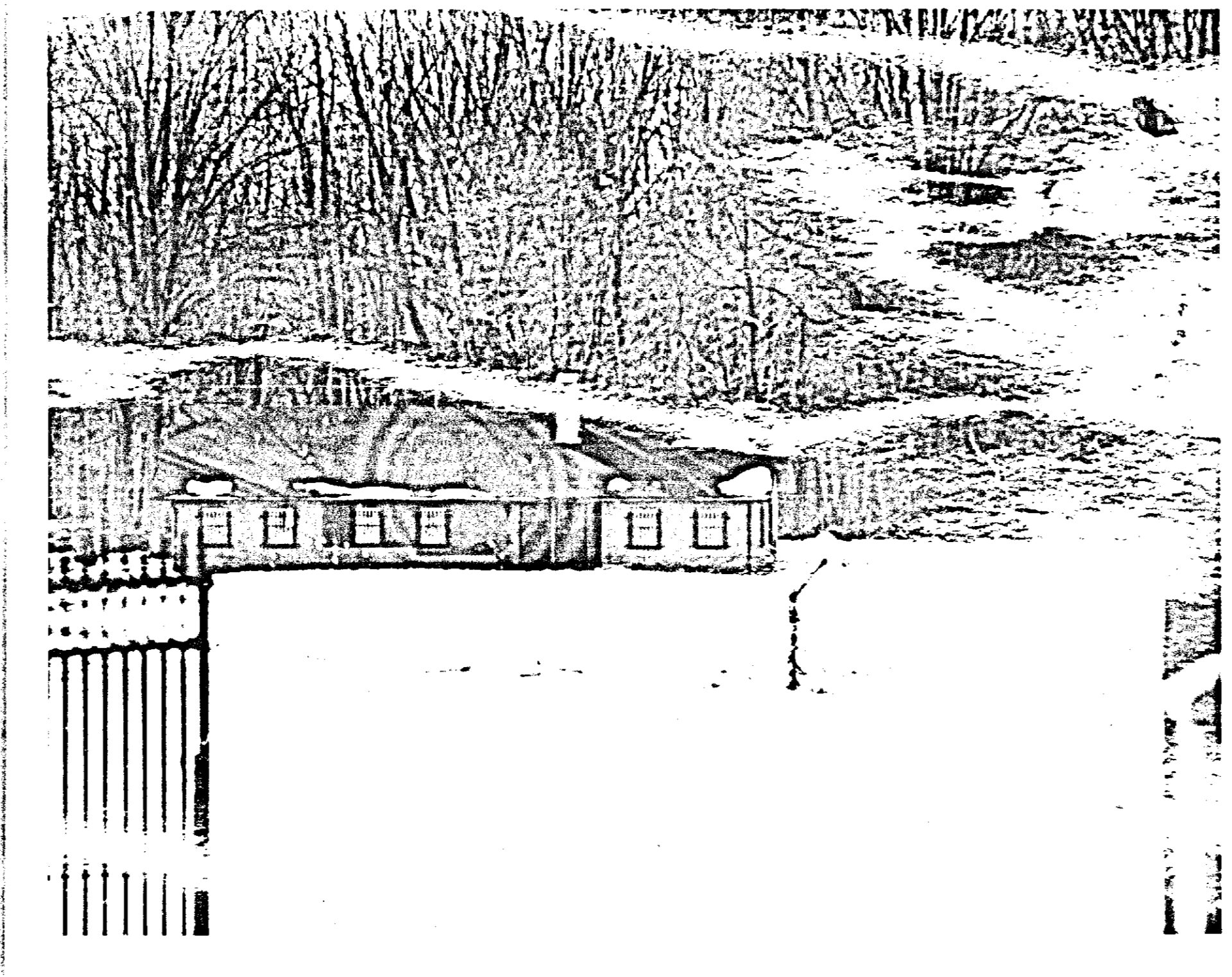
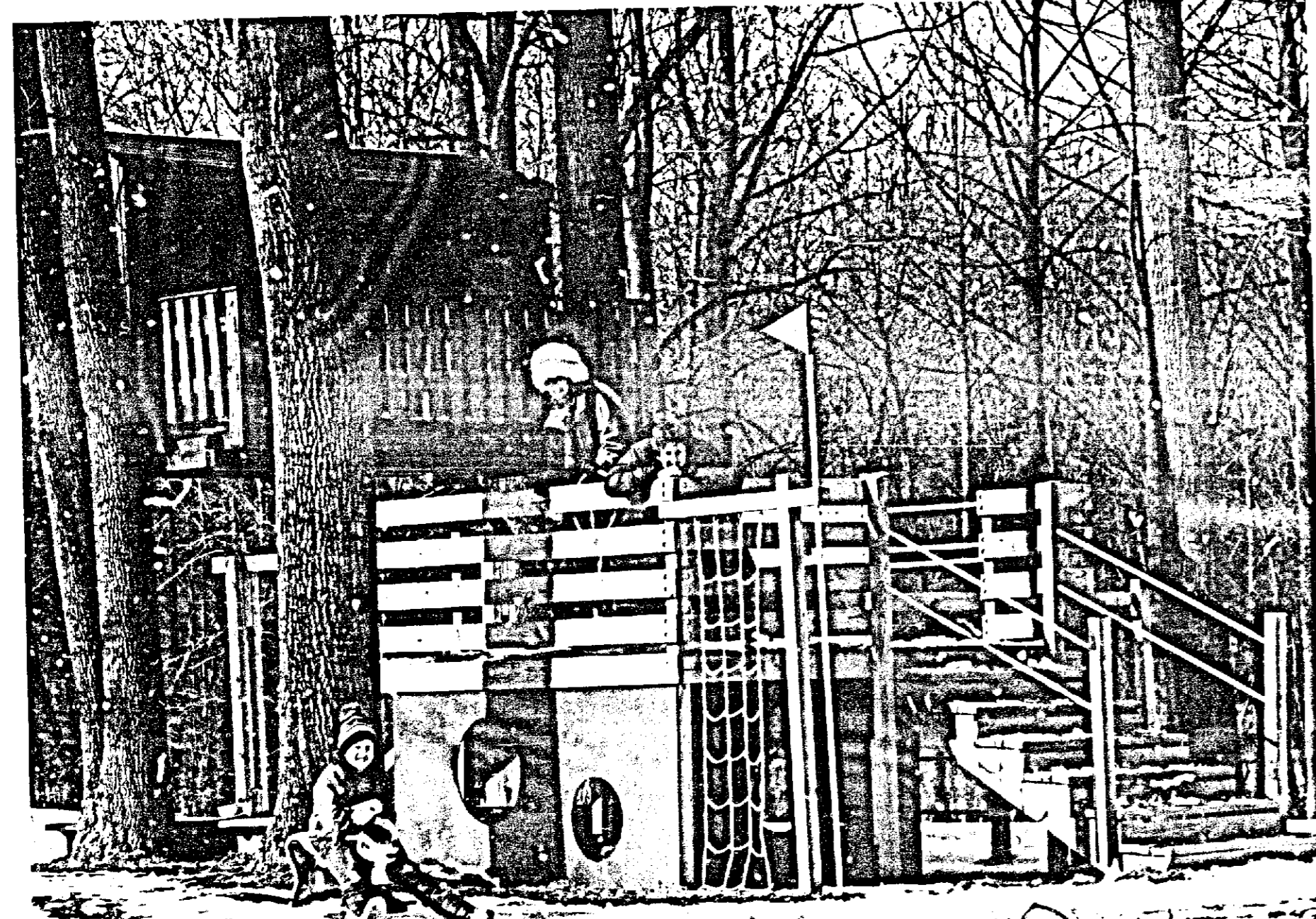
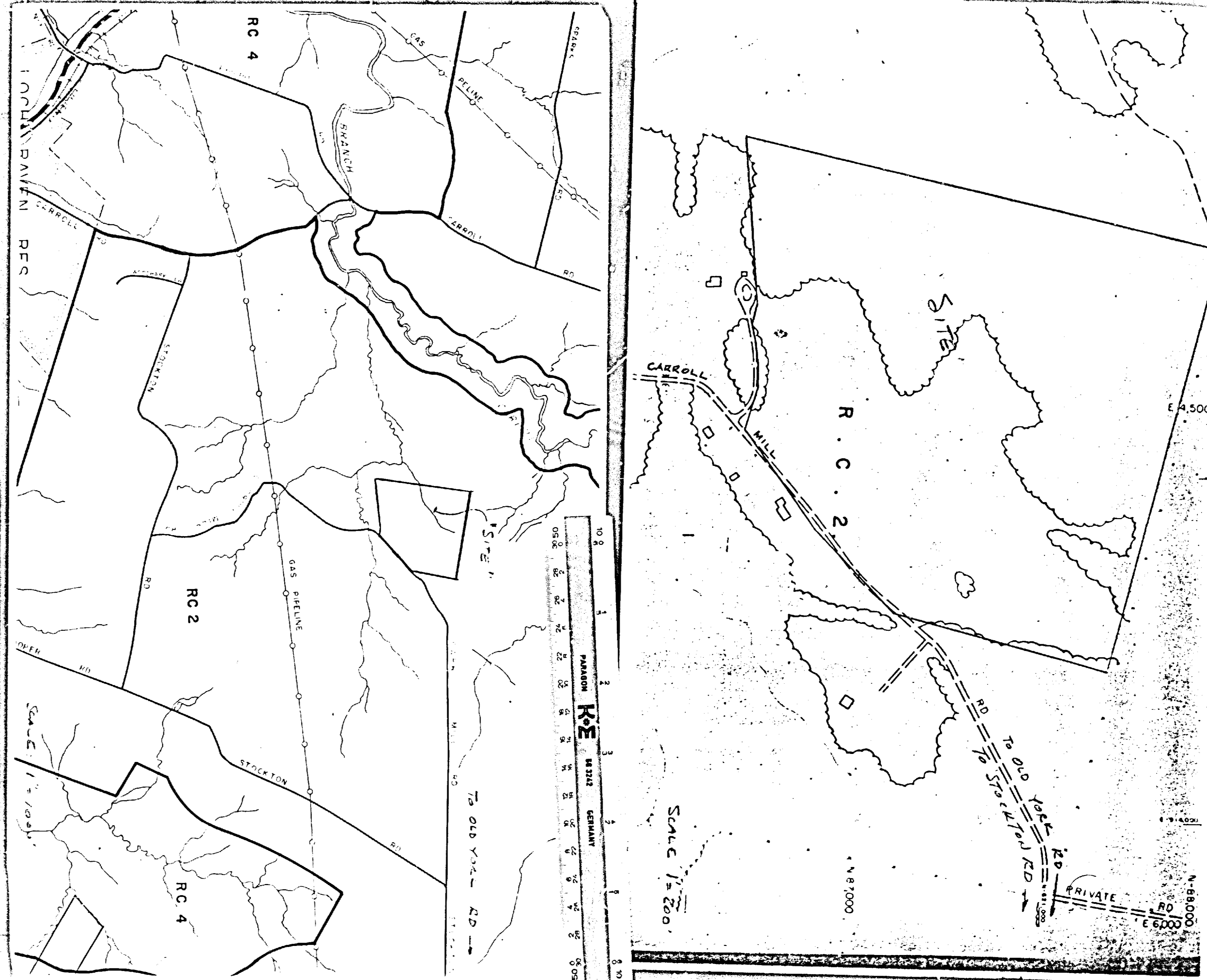
85-226-X

Towson, Md. 2/13 1985

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for consecutive weeks, the first publication appearing on the 23rd day of February, 1985.

The TOWSON TIMES  
*M. Angello*

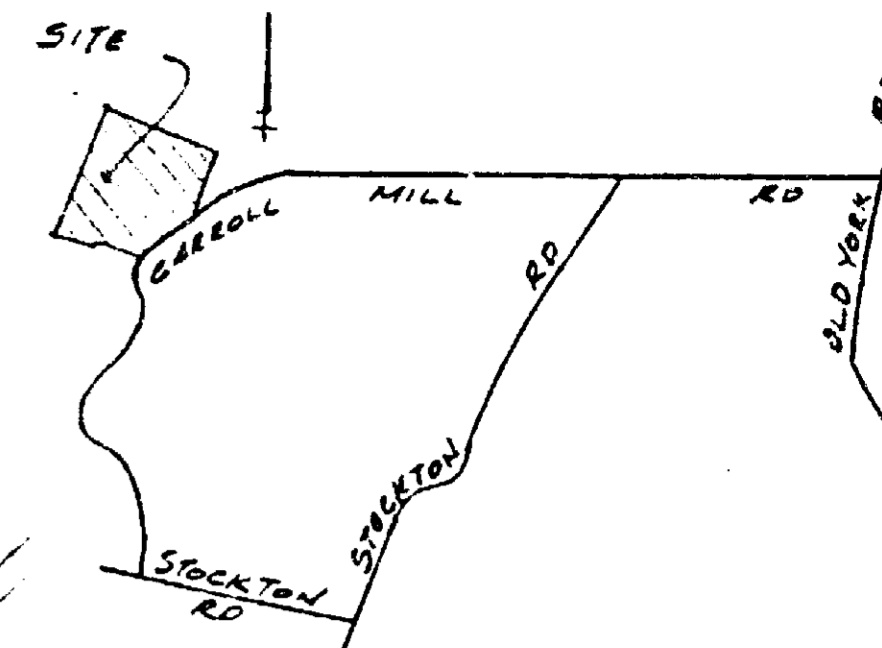
Cost of Advertisement: \$26.50



EXIST. ZONING: "RC-2"  
EXIST. USE: "RESIDENTIAL"

(WOODS)

EXIST. ZONING: "RC-2"  
EXIST. USE: "RESIDENTIAL"



VICINITY MAP  
SCALE: 1"=2000'

EXIST. ZONING: "RC-2"  
EXIST. USE: "RESIDENTIAL"

# GENERAL NOTES

1. AREA OF SITE = 32.444 Ac.
2. EXIST. ZONING OF PROPERTY = "RC-2"
3. EXIST. USE OF PROPERTY = "RESIDENTIAL DAY CARE CENTER (NURS. CHILDREN)"
4. PROP. ZONING OF PROPERTY = "RC-2 WITH SPECIAL EXCEPTION"
5. PROP. USE OF PROPERTY = "RESIDENTIAL & NURSERY SCHOOL - KINDERGARTEN-DAY CAMP"
6. OFFSTREET PARKING REQ'D. = 1PS/TEACHER = 5
7. TOTAL PARKING PROPOSED = 9 (DOES NOT INCL. GARAGE)
8. PETITIONER REQUESTING SPECIAL EXCEPTION IN RC-2 ZONE FOR "NURSERY SCHOOL - KINDERGARTEN-DAY CAMP" TO PERMIT NUMBER OF CHILDREN = 60  
NO FOOD TO BE PROVIDED
9. PROPOSED HOURS OF OPERATION:  
MON. - FRI.: 7 A.M. TO 6 P.M.
10. PROPERTY HAS PRIVATE WATER AND SEPTIC SYSTEM
11. PROPERTY DRAINS TO CARROLL BRANCH (GUNPOWDER FALLS)
12. ALTERNATE USE & REQUEST FOR SPECIAL EXCEPTION:  
"DAY CARE CENTER"

PLAT TO ACCOMPANY PETITION FOR  
SPECIAL EXCEPTION  
\* 2300 CARROLL MILL ROAD

10<sup>TH</sup> ELECT. DIST.

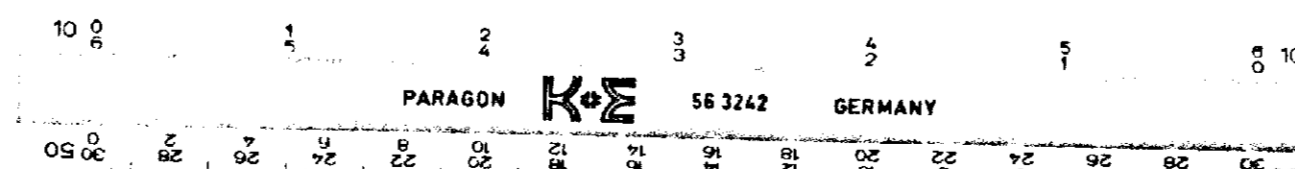
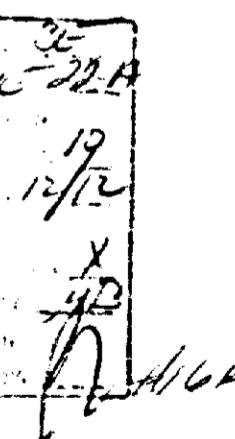
BALTIMORE COUNTY, MD

SCALE: 1"=100'

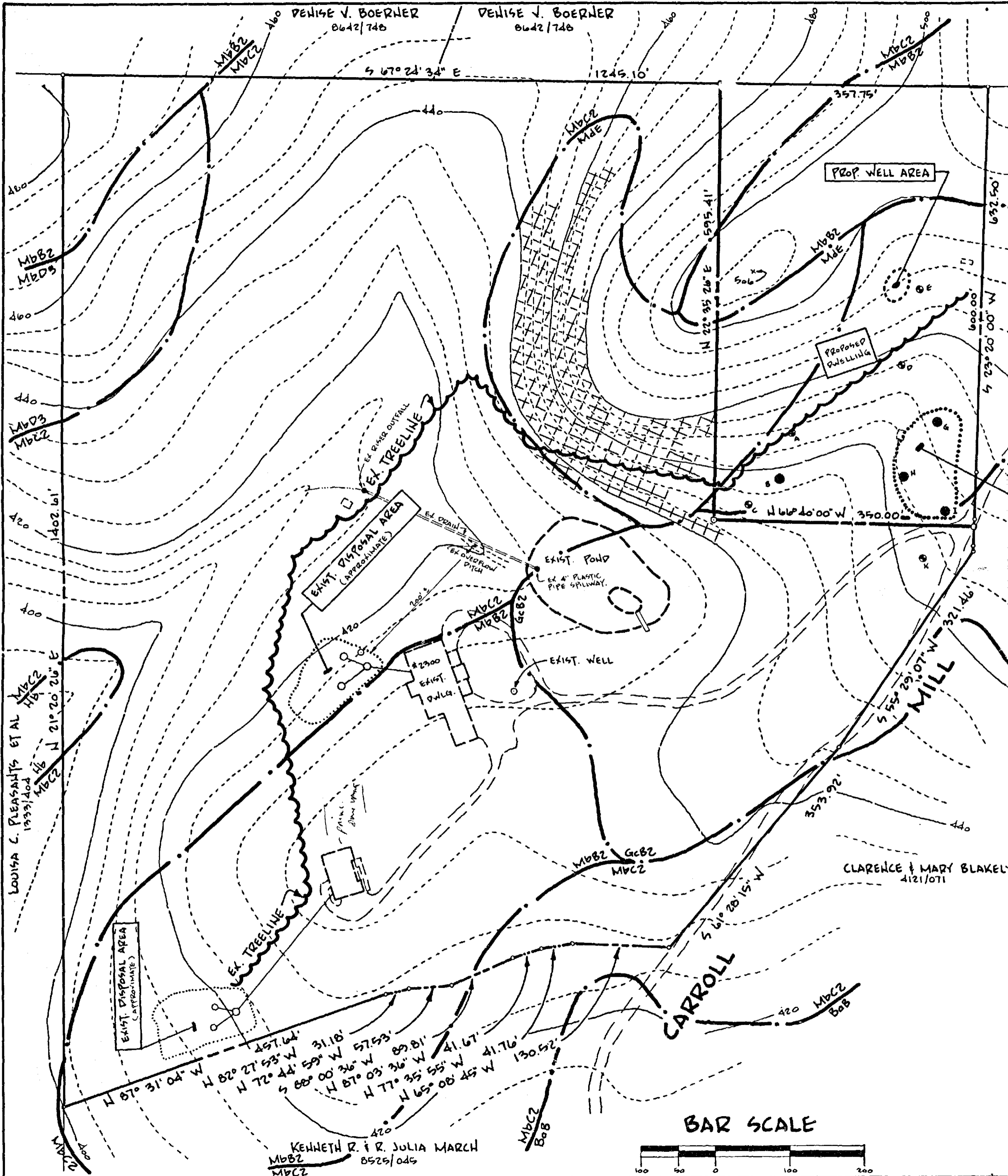
NOV. 27, 1984

PETITIONER'S

Petal Lee (Petitioner)  
304 W. Pennsylvania Ave  
Towson, Maryland 21204



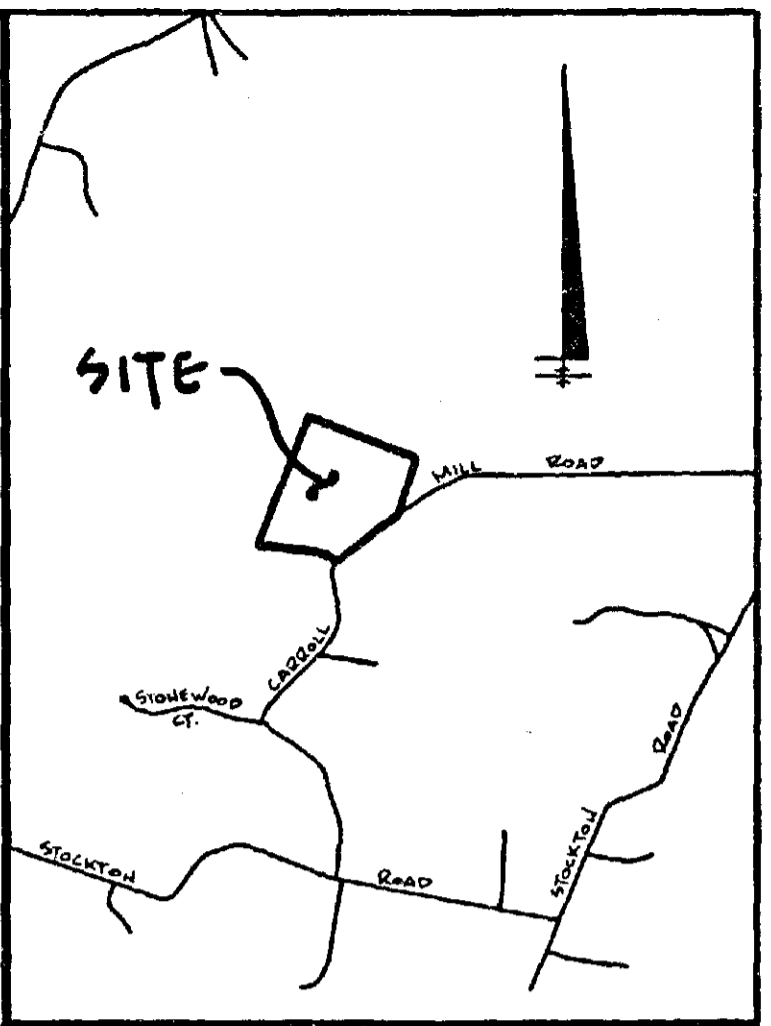




**PARKING CALCULATION**  
PARKING SPACES REQUIRED PER LOT = 2  
NO OF LOTS PROPOSED = 2  
PARKING SPACES REQUIRED = 4  
PARKING SPACES PROVIDED = 4

**OWNER INFORMATION**  
OWNER: CATHERINE A. JOHNSTON  
PROPERTY NUMBER: 18-00-002746  
TAX MAP: 55  
PARCEL: 94

**NOTE:**  
●.....PASSED PERCOLATION TEST  
○.....FAILED PERCOLATION TEST



**NOTES:**

1. AREA OF TRACT = 32.44 AC.
2. EXISTING ZONING = RC 2
3. NUMBER OF LOTS ALLOWED = 2
4. NUMBER OF LOTS PROPOSED = 2
5. THERE ARE NO HAZARDOUS MATERIALS ON THIS SITE.
6. THERE ARE NO HISTORIC BUILDINGS, LANDMARKS OR ARCHEOLOGICAL SITES ON THIS SITE.
7. TWENTY-FIVE PERCENT (25%) SLOPES AND GREATER ARE CROSS-HATCHED.
8. LOCAL OPEN SPACE NOT REQUIRED.
9. STORMWATER MANAGEMENT EXEMPT AS PER SECTION 2-150.3(B)(4)

SOILS LIMITATION CHART					
SYMBOL	SERIES	WITH BASEMENT	W/O BASEMENT	STREETS & PARKING	TYPE
BaB	BAILE	SEVERE: HIGH WATER TABLE; POOR NATURAL DRAINAGE			D
GcB2	GLENELG	SLIGHT	SLIGHT	MODERATE: SLOPE	B
Hb	HATBORO	SEVERE: HIGH WATER TABLE; FLOODING HAZARD			D
MbB2	MAJOR	SLIGHT	SLIGHT	MODERATE: SLOPE	B
MbC2	MAJOR	MODERATE: SLOPE	MODERATE: SLOPE	SEVERE: SLOPE	B
MbD3 Mde	MAJOR	SEVERE: SLOPE	SEVERE: SLOPE	SEVERE: SLOPE	B

**APPROVED:**  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.  
DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS		
NO	DATE	DESCRIPTION
1	4-14-92	PER DEPRM. COMMENTS

**SPELLMAN, LARSON & ASSOCIATES, INC.**  
CIVIL ENGINEERS AND LAND SURVEYORS  
SUITE 109, JEFFERSON BLDG., TOWSON, MD., 21204  
PHONE 823-3535

**OWNER/DEVELOPER**  
**CATHERINE A. JOHNSTON**  
2300 CARROLL MILL RD.  
PHOENIX, MD. 21131

**SUBDIVISION PLAT**  
**'JOHNSTON PROPERTY'**  
#2300 CARROLL MILL RD.

10<sup>TH</sup> ELECTION DISTRICT BALTIMORE COUNTY, MD.  
SCALE: AS SHOWN DES. BY: SHT. 1 OF 1  
DATE: 3-19-92 DRN. BY: J.M.B.